

W44

DATE: June 21, 2001

GENERAL INFORMATION:

Administrative Final Plat #91416 was approved by the Planning Director on April 11, 1995. Public wastewater required a \$4,800.00 bond which was accepted July 26, 1995 by Executive Order #048939. The public wastewater to be completed two years from the date of the administrative final plat, which was approved April 11, 1994.

ANALYSIS:

1. This is an after the fact request for a waiver of design standards to extend the time that minimum improvements be installed required by Sections 26.27.040 of the Land Subdivision Ordinance from 2 years to 20 years or until the land is developed, whichever first occurs.
2. This request is in response to the Law Departments investigation which found the subdivision failed to complete the minimum improvements. The waste water was to be completed by April 11, 1996.
3. The construction of public wastewater is required to be completed two years from the time of final platting, this requests a time extension ten times greater than would be required if the lots were platted at this time.
4. The Public Works and Utilities Department objects to the proposed waiver, and indicates that the sewer should be built or the lot replatted into a non-buildable outlot until the owner is ready to build.
5. The developer has not demonstrated a substantial hardship that would necessitate a time extension for public wastewater.
6. The developer has posted bonds for the construction of public wastewater and signed legal agreements declaring that the improvements would be constructed by April 11, 1999.

STAFF RECOMMENDATION:

Waver of Design Standards to allow a 20 year time extension

Denial

If, after a public hearing, the City Council approves this request, the following condition should apply:

1. The public wastewater shall be installed as the property is developed or within one year from the time of approval of this waiver of design standards, whichever first occurs.

Prepared by:

Becky Horner
Planner



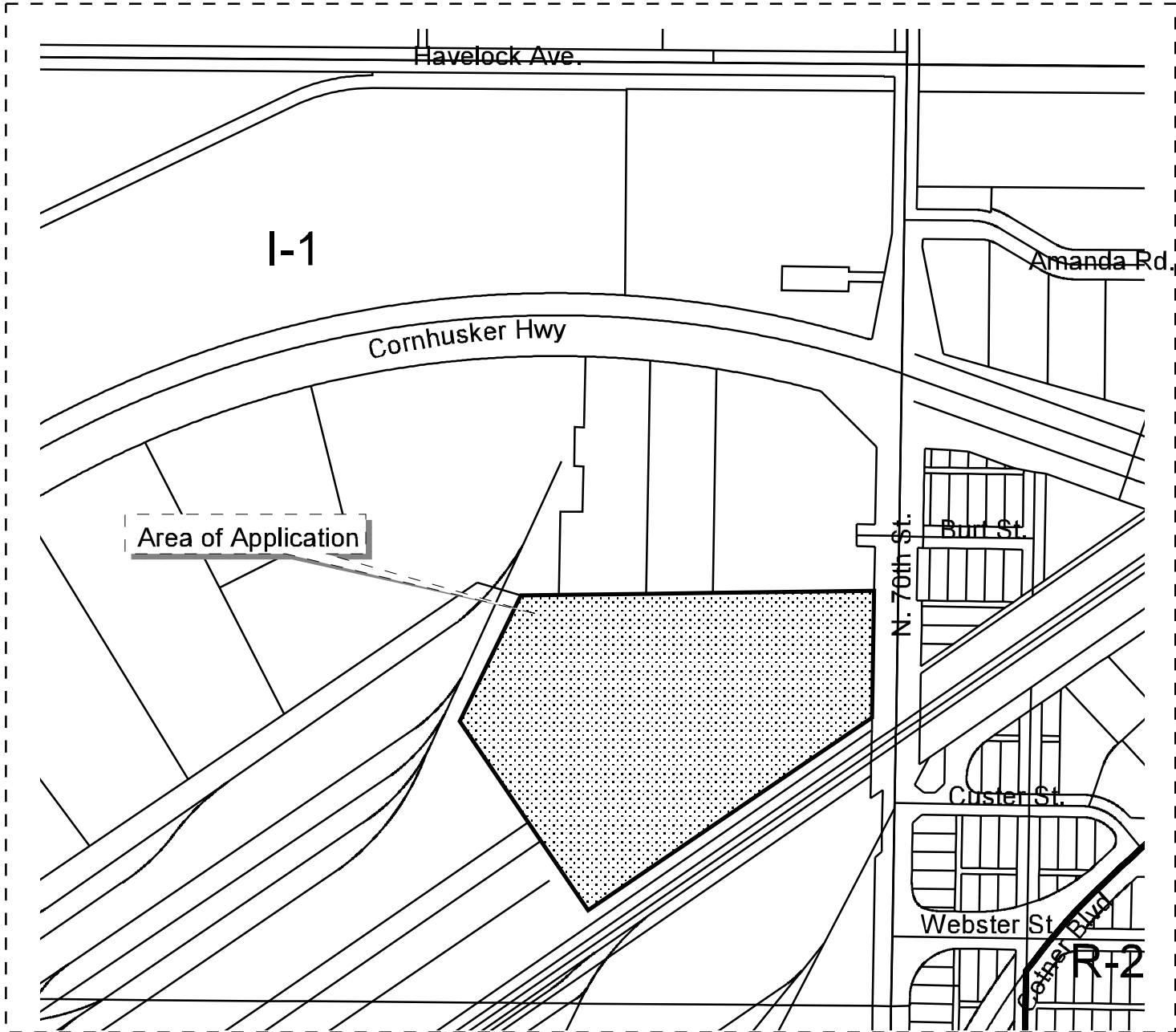
Area of Application

Waiver of Design Standards #01012
N. 70th & Hwy #6



Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

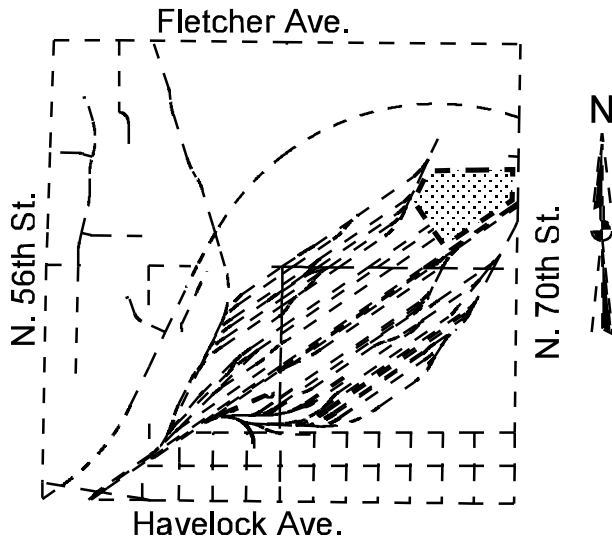
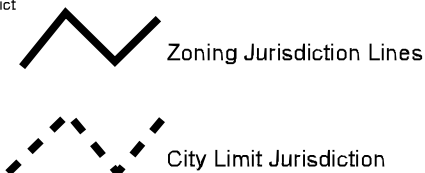


Waiver of Design Standards #01012 **N. 70th & Hwy #6**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 4 T10N R7E



June 14, 2001

Ms. Kathleen Sellman
Director of Planning
County-City Building
555 So. 10th Street
Lincoln, NE 68508

Re: Cornhusker Business Center


Dear Ms. Sellman:

The purpose of this letter is to request an extension of time in which to install the sewer at the Cornhusker Business Center. We understand that sewer for Lot 9 is a condition of approval for the Administrative Plat, but do not want to complete the sewer until the lot is developed.

Therefore, we formally request an extension to construct sewer on Lot 9 for 20 years or until such time that the lot is developed – whichever is first.

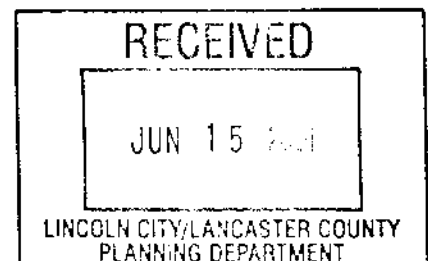
Respectfully,

FHD 2, LLC

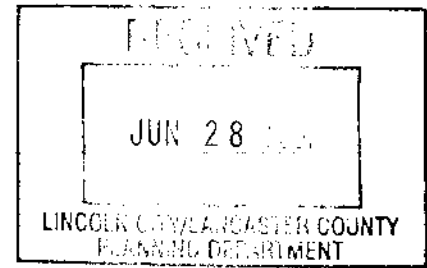


Scott Fitzgerald

Cc: Rick Peo, Assistant City Attorney



M e m o r a n d u m



To: Becky Horner, Planning Department

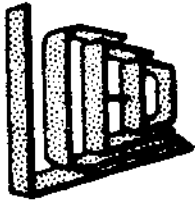
From: *[Signature]* Dennis Bartels, Public Works & Utilities

Subject: Waiver for Cornhusker Business Center Final Plat

Date: June 27, 2001

cc: Roger Figard, Nicole Fleck-Tooze

Public Works objects to the proposed waiver for allowing up to 20 years to complete construction of the sanitary sewer in Cornhusker Business Center. The sewer should be built or the lot replatted into a nonbuildable outlot until the owner is ready to build.



Lancaster

County

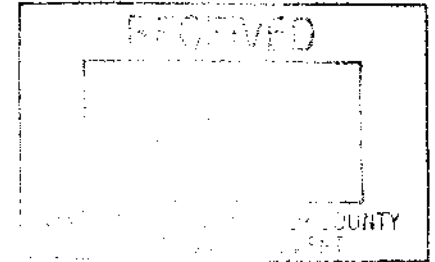
Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY - LARRY V. WORRELL
COUNTY SURVEYOR

DATE: June 21, 2001
TO: Becky Horner
Planning Department
FROM: Larry V. Worrell *Larry V. Worrell*
County Surveyor
SUBJECT: WAIVER FOR TIME EXTENSION, CORNHUSKER BUSINESS CENTER



Upon review, this office has no direct objections to this submittal.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-DEPARTMENT COMMUNICATION**

TO:	Becky Horner	DATE:	June 25, 2001
DEPARTMENT:	Planning	FROM:	Jerrold C. Hood, R.E.H.S.
ATTENTION:		DEPARTMENT:	Lincoln-Lancaster County Health
CARBONS TO:	Administration Scott E. Holmes File	SUBJECT:	WDS. 01012 Waiver for time Extension to build sewer Cornhusker Business Center

The Lincoln-Lancaster County Health Department (LLCHD) has no objection to the time extension to build a sewer to Lot 9 in the Cornhusker Business Center as long as there is no development on the lot.

If there are any questions, please contact me at 441-8029.

Jerrold C. Hood